

28 (flat 7) Rodney Street, Canonmills, Edinburgh, EH7 4EA



Description

Situated on the top floor of a Victorian tenement in Canonmills, this well-proportioned flat strikes the perfect blend of period charm and modern interiors. Generous sized rooms with high ceilings ensure a great feeling of light and space which is enhanced by crisp neutral decor. Desirably located with a wealth of amenities on the doorstep, the property provides an enticing opportunity for individuals, professional couples or buy to let investors.

- Central reception hallway with good storage
- Bay window living room with sunny west-facing aspect
- Superbly appointed dining kitchen
- Two double bedrooms
- Bathroom featuring a classic white three piece suite with shower over the bath
- Gas central heating and double glazing
- Secure entry phone system
- Permit parking

Extras

The double oven, induction hob, cooker hood, washing machine are included. Additional items may be available by separate negotiation.

EPC Rating: E

Price and Viewing

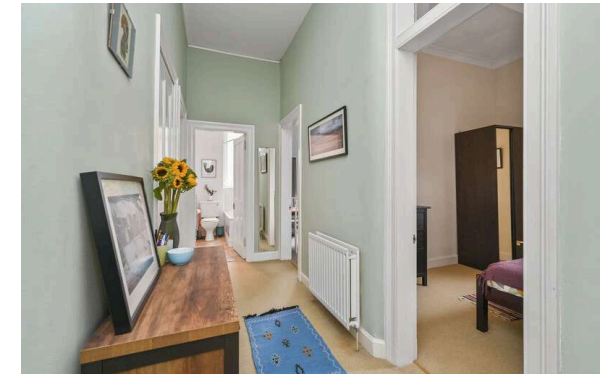
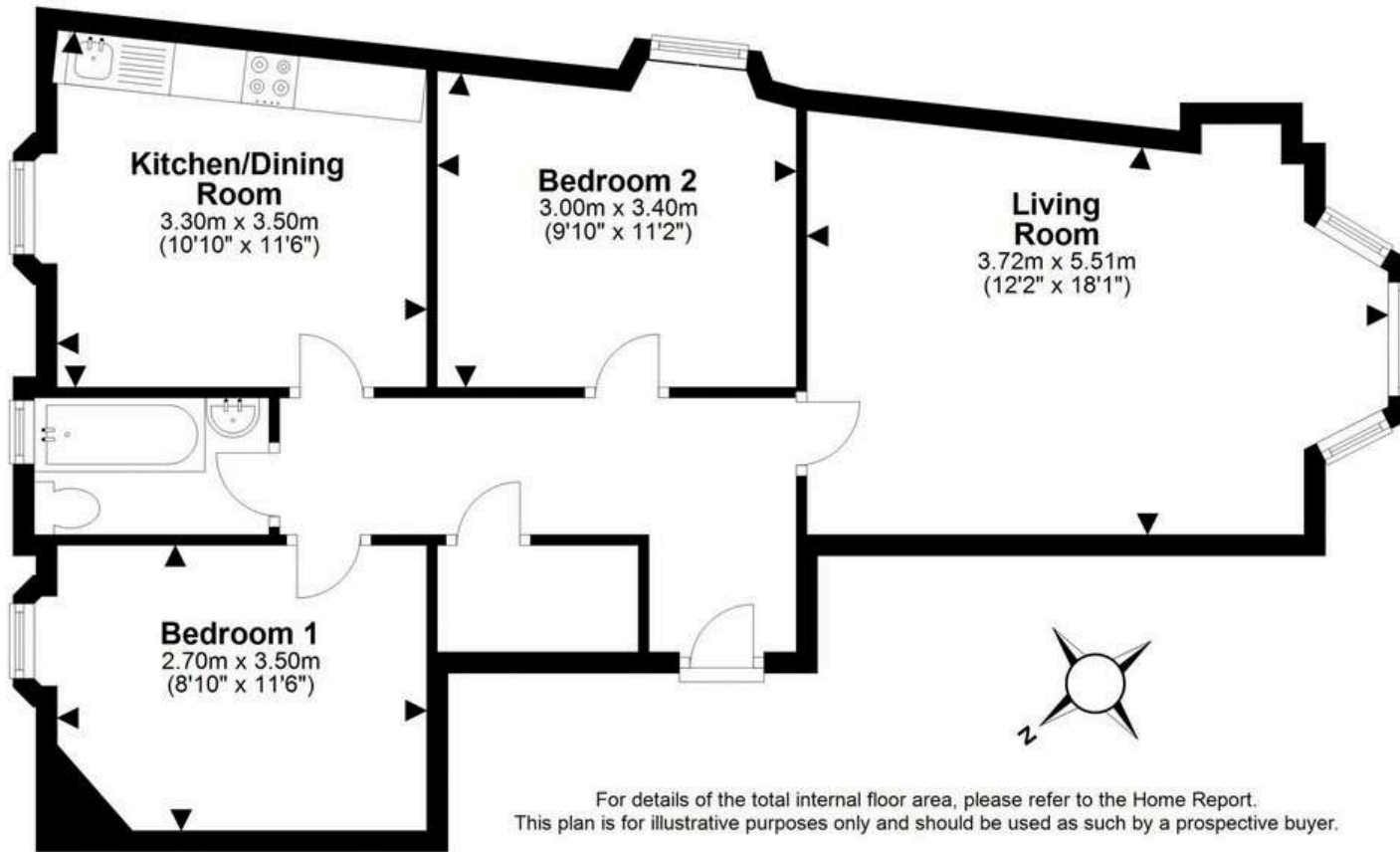
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Canonmills is north of the city centre and only a short walk to the commercial heart of Edinburgh, Princes Street and George Street. The property offers all the convenience of city centre living combined with the benefit of good local amenities. Its excellent situation offers residents the finest amenities the capital has to offer, all within easy walking distance. On your doorstep you will find a superb choice of top-rated restaurants, cafes, fashionable bars and clusters of small speciality shops. The property is also within short walking distance of the cosmopolitan Stockbridge and the St James' Quarter with its anchor John Lewis store and excellent range of high end boutiques and restaurants, in addition to leisure facilities at the Omni centre which include a multi-screen cinema, numerous restaurants and a Nuffield Health Fitness & Wellbeing Gym. There is a Tesco Superstore conveniently located on Broughton Road, and a Waitrose supermarket can be found a short drive away at nearby Comely Bank. The delightful open spaces of the Royal Botanic Gardens, Inverleith Park, King George V Park and the impressive Water of Leith walkway and cycle path, are also within close proximity. There are excellent transport links with bus services to the heart of the city centre, the tram stop at nearby Piccardy Place allows easy access to Edinburgh International Airport, and Waverley rail station and St Andrew Square bus station are also within easy walking distance.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

